

## **Expansion Committee Report**

### 1. Owner/Project Guidelines (Revised draft is attached)

The draft is intended to capture only points of agreement, without recommendations of what information is captured in legislation or in some accompanying commentary or administrative procedure. The issue of how much detail the legislation should include will be discussed at the July CPARB meeting.

### 2. Design Build

Draft legislation from DBIA (distributed earlier) was reviewed. The draft defers to project and owner criteria discussion in item (1) and is therefore silent on those issues. The draft also assumes that discussions of dollar limits will be addressed separately.

- a) project criteria - DBIA proposes including as criteria: schedule and when project could benefit from multiple designs thru design competition. Discussions are ongoing between DBIA and AIA to resolve, to result in a recommendation back to Expansion Committee in August.
- b) change in process: from current RFP/Best & Final to RFQ and RFP. Robynne will re-draft based on comments received from Rodney. John Lynch and Michael Transue and send for review.

The DBIA recommends a two step (RFQ/RFP) process instead of the current RFP/Best & Final process. There is general consensus in favor of this change, however the language as submitted did not reflect a clear two step process, that the RFQ should be a simpler effort (relative to responders' time and cost of preparation), with a shortlisted, smaller group submitted a more detailed RFP.

- c) honorarium: Robynne will redraft based on comments received. Concern raised on language ("reasonable compensation") relative to effort may make public owner vulnerable to legal challenge.

Robynne will send revised draft to Olivia before end of July for distribution prior to August committee meeting.

### 3. Job Order Contracting (JOC)

Points of consensus:

- a) JOC should be in legislation that is separate from GCCM and DB.
- b) All public bodies are authorized to use JOC, with the assumption that use of JOC will be facilitated for smaller jurisdictions through inter-local agreements with a larger entity such as GA, or a cooperative effort between a group of smaller jurisdictions.

- c) JOC contractor will rotate use of subcontractors.
- d) Individual work order limits raised to \$350K, with 90% of work subcontracted (currently \$150k, 80%)

Discussion on number of JOC contracts per public body - some consensus on this limit being close to current limit of two (such as increasing to three; strong opposition to not having any limit) with higher limit for public body providing JOC services on a regional basis (such as GA).

#### 4. Next Meeting

##### **Next meeting is August 4.**

Agenda will focus on some fundamental issues for Design Build:

1. What public Owners should be allowed to use the procedure? Or,
2. Should the Projects Review Committee have the sole determination?
3. What is the minimum size project that qualifies?
4. What word is used to decide project size? Value, construction cost, project budget, etc.
5. Does the design build procedure allow a public body to procure "operate and maintain" services in addition to construction?
6. Parking Lot Issues

#### The following issues were tabled for future discussion:

- a) Design Build legislation now allows public bodies to use design build for pre-engineered metal buildings. Should public bodies go before Review Committee for such use? This issue will be discussed during the August Expansion Committee meeting.
- b) Definition of "project value" - this issue will be discussed during the full CPARB meeting July 13.
- c) Consensus on level of specificity in legislation vs broader language in legislation accompanied by commentary or administrative procedures. This issue will be discussed during the full CPARB meeting July 13.
- d) Should O&M component be allowed in Design Build? This issue will be discussed during the August Expansion Committee meeting.